

**City Plan Commission
Monday, January 7, 2013
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes**

Zoning - Public Hearing 1:30 PM 1/7/13

1. File No. 121060. An ordinance relating to the change in zoning from Industrial Light to Industrial Mixed, for additional uses, on land located on the north side of West McKinley Avenue, east of North 4th Street, in the **6th Aldermanic District**. This zoning change was requested by Todd Hutchison, and would allow for additional uses, such as residential, at 1300 North 4th Street.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Bloomingdale

Second by: Gould

Zoning - Public Hearing 1:35 PM 1/7/13

2. File No. 121267. An ordinance relating to the change in zoning from Local Business to General Planned Development, for housing, on land located on the north side of West Melvina Street, south of West Fond du Lac Avenue, in the **7th Aldermanic District**. This zoning change was requested by Community Advocates, and would permit permanent supportive housing for female veterans at 4900 West Fond du Lac Avenue.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Gould

Second by: Bloomingdale

Zoning 1/7/13

3. File No. 121228. Resolution relating to a minor modification to a Detailed Planned Development, for exterior changes, on lands located within Blocks 18 and 19 of the Park East Redevelopment Area, in the block bounded by North Water Street, North Broadway, East Knapp Street, and future North Market Street extended, in the **3rd Aldermanic District**. This file was requested by the Milwaukee School of Engineering, and will allow for minor changes to the previously approved soccer, parking and retail facility.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Gould

Second by: Bloomingdale

Election of Officers 1/7/13

4. Chair: Patricia Najera
Vice Chair: Larri Jacquart
Executive Secretary: Rocky Marcoux
Deputy Executive Secretary: Martha Brown
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Meeting Adjourned At: 2:20 PM

By Commissioner: Bloomingdale

Attendance: Jacquart, Bloomingdale, Gould, Altoro

**City Plan Commission
Monday, January 28, 2013
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes**

Zoning - Public Hearing - 1:30 PM 1/28/13

1. File No. 121247. A substitute ordinance relating to the change in zoning from Local Business to Detailed Planned Development, for a mixed-use development, on land located on the north side of West Wells Street, west of North 14th Street, in the **4th Aldermanic District**. This zoning change was requested by Opus Development Corporation, and would permit a 6 story mixed-use building for student housing and retail at 1400 West Wells Street.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve conditionally*

By Commr: Gould

Second by: Bloomington

Condition: revise the north building facade.

Zoning - Public Hearing - 1:40 PM 1/28/13

2. File No. 120999. An ordinance relating to the change in zoning from Industrial Light to Detailed Planned Development, for housing, on land located on the north side of North Water Street, west of North Humboldt Avenue, in the **3rd Aldermanic District**. This zoning change was requested by HSI Properties, LLC, and would permit multi-family residential development at 1887 North Water Street.

Staff Recommendation: Approve conditionally*

Motion to: Close public hearing
Approve conditionally*

By Commr: Gould

Second by: Bloomingdale

*Conditions. DPD: remove Riverwalk Option C from the DPD drawing set as it has been deemed not feasible by MMSD; finalize the Owner's Written Narrative; add locations and details of enclosed parking vents on the elevations; address shadow study that was agreed upon at the request of a neighborhood meeting attendee; provide locations for bicycle parking and storage; clarifying setbacks. SPROZ and DPD: Show temporary pedestrian walk on the west end of the site, from the Riverwalk to Water Street. The location for removable Riverwalk railing at the point where the future Riverwalk connection to the southwest would occur. SPROZ: finalize the Owner's Written Narrative.

Zoning 1/28/13

3. Resolution approving the Riverwalk, site plan, and building design for a multi-family development located at 1887 North Water Street, relative to a Site Plan Review Overlay District (SPROD) established by Section 295-91.0021 of the former Milwaukee Code, in the **12th Aldermanic District**.

Staff Recommendation: Approve conditionally
By Commr: Jacquart

Motion to: Approve conditionally*
Second by: Gould

See above conditions.

Miscellaneous 1/28/13

4. Amendment to the resolution approving the City Plan Commission calendar. The meeting originally scheduled for April 15, 2013 is hereby rescheduled to April 8, 2013.

Staff Recommendation: Approve
By Commr: Bloomingdale

Motion to: Approve
Second by: Jacquart

Meeting Adjourned At: 2:30 PM

By Commissioner: Jacquart

Attendance: Altoro, Gould, Torres, Jacquart, Bloomingdale

Excused: J Allen Stokes

**City Plan Commission
Monday, February 18, 2013
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes**

Zoning - Public Hearing - 1:30 PM 2/18/13

1. File No. 121324. An ordinance relating to the change in zoning from Industrial-Light to a Detailed Planned Development and rescinding an existing Development Incentive Zone, on land located in the block bounded by West Meinecke Avenue, West Medford Avenue, North 24th Street, West North Avenue and North 25th Street, in the **15th Aldermanic District**.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Stokes

Second by: Gould

Comprehensive Planning 2/18/13

2. File No. 121453. Resolution approving Amendment No. 3 to the Park West "D"/Fond du Lac Avenue Urban Renewal Project Area, in the **15th Aldermanic District**. Adoption of this resolution by at least two-thirds vote of the Common Council will approve a redevelopment plan amendment No. 3 for the above-identified project area by revising the recommendations for land uses, zoning and tax-exemption within the Project Area.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Stokes

Second by: Gould

Zoning 2/18/13

3. File No. 121452. Resolution relating to a minor modification to the Detailed Planned Development known as Good Hope Industrial Center (a/k/a WITCO), for additional signage and a fence, on land located on the south side of West Good Hope Road, west of North 60th Street, in the **9th Aldermanic District**. This minor modification was requested by Kieffer & Co., Inc., on behalf of Hellerman-Tyton, and would permit additional building signage and the placement of a fence around the existing parking lot at 6701 West Good Hope Road.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Stokes

Second by: Bloomingdale

Meeting Adjourned At: 2:25 PM

By Commissioner: Stokes

Attendance: Gould, Stokes, Najera, Altoro, Bloomingdale

Excused: Jacquart

**City Plan Commission
Monday, March 18, 2013
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes**

Zoning - Public Hearing - 1:30 PM 3/18/13

1. File No. 121487. An ordinance relating to the Second Amendment to a Detailed Planned Development known as Columbia St. Mary's - Phase I, and the change in zoning from Detailed Planned Development to Two-Family Residential, for residential conversion of an existing building, on land located on the east side of North Lake Drive, north of East North Avenue, in the **3rd Aldermanic District**. This zoning change was requested by Josh Minkin, and would remove the former group living facility occupied by the Daughters of Charity, which is now vacant, at 2430 North Lake Drive from the Columbia St. Mary's - Phase 1 Detailed Planned Development, and rezone the parcel to Two-Family Residential. This would permit the conversion of 2430 North Lake Drive to a two-family residence.

Staff Recommendation: Approve
hearing/Approve
By Commr: Stokes

Motion to: Close public
Second by: Bloomingdale

Zoning 3/18/13

2. Resolution approving river-facing elevations for a proposed multi-family development located at 2650 North Humboldt Boulevard, on the east side of North Humboldt Boulevard, south of East Center Street, relative to the Milwaukee River Greenway Site Plan Review Overlay Zone (MRGSPROZ) established by Section 295-1009.0002 of the Milwaukee Code, in the **3rd Aldermanic District**.

Staff Recommendation: Approve
By Commr: Stokes

Motion to: Approve
Second by: Gould

Street & Alley Vacation 3/18/13

3. File No. 120874. Resolution to vacate the unimproved portion of the north-south alley in the block south of West Stevenson Street, between North 73rd Street and North 74th Street, in the **10th Aldermanic District**. This vacation was requested by the Milwaukee Department of Public Works, since said alley is not needed for public purposes.

Staff Recommendation: Approve
By Commr: Stokes

Motion to: Approve
Second by: Gould

Miscellaneous 3/18/13

4. File No. 121297. An ordinance granting an air space lease to Georgetown LLC for a portion of street facade along North Prospect Avenue and along East Ivanhoe Place, in **Aldermanic District 3**.

Staff Recommendation: Approve conditionally
By Commr: Stokes

Motion to: Approve conditionally*
Second by: Gould

*condition: approval by Airspace & Subterranean Lease Subcommittee

DPW 3/18/13

5. File No. 121437. An ordinance to amend the Official Map of the City of Milwaukee.

Staff Recommendation: Approve
By Commr: Stokes

Motion to: Approve
Second by: Bloomingdale

Real Estate 3/18/13

6. File No. 121570. Substitute resolution authorizing the sale of City of Milwaukee vacant lots to Milwaukee Habitat for Humanity, Inc. to create building sites for its 2013 housing program, in the **15th Aldermanic District**, and dedicating public right-of-way for this purpose. This substitute resolution authorizes the sale of multiple Neighborhood Properties by the City of Milwaukee pursuant to Section 304-49-7, Milwaukee Code of Ordinances, according to the conditions in a Land Disposition Report, and authorizes the dedication of a portion of one property for alley purposes.

Staff Recommendation: Approve
By Commr: Stokes

Motion to: Approve
Second by: Bloomingdale

Meeting Adjourned At: 2:05 PM

By Commissioner: Stokes

Attendance: Jacquart, Gould, Stokes, Bloomingdale, Altoro

Excused: Najera

**City Plan Commission
Monday, April 8, 2013
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes**

Zoning - Public Hearing - 1:30 PM 4/8/13

1. File No. 121569. An ordinance relating to the change in zoning from Multi-Family Residential (RM7) to Two-Family Residential (RT3) on lands located north of West Wisconsin Avenue between North 27th Street and North 29th Street, in the **4th Aldermanic District**.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Stokes

Second by: Bloomingdale

Zoning 4/8/13

2. File No. 121671. Resolution relating to a minor modification to the Detailed Planned Development known as Bookends North, for temporary parking, on land located on the north side of East Kilbourn Avenue and east of North Van Buren Street, in the **4th Aldermanic District**. This minor modification was requested by ABM Parking Services, and would permit temporary surface parking as a principal use at 700 East Kilbourn Avenue.

Staff Recommendation: Approve

Motion to: Approve conditionally*

By Commr: Gould

Second by: Stokes

*Conditions: work with staff on landscaping, submit landscape plan within four months

Zoning 4/8/13

3. File No. 121720. Resolution relating to a minor modification to the Detailed Planned Development known as Forest County Potawatomi Legacy District, Phase I, on land located on the south side of West Canal Street, west of South 16th Street, in the **8th Aldermanic District**.

Staff Recommendation: Approve conditionally

Motion to: Approve conditionally*

By Commr: Stokes

Second by: Gould

*Condition: work with staff on final building design changes

Zoning 4/8/13

4. Resolution approving the site plan and building elevations for a new office building on the northeast corner of North 11th Street and West Juneau Avenue, which is currently vacant, in the **4th Aldermanic District**, relative to a Development Incentive Zone (DIZ) known as the Brewery Project, established by Section 295-1007.0010 of the Milwaukee Code. This supersedes a previous approval of an office building for the site.

Staff Recommendation: Approve conditionally

Motion to: Approve conditionally*

By Commr: Stokes

Second by: Gould

*Conditions: work with staff on final building design details; receive COA from Historic Preservation Commission

Street & Alley Vacation 4/8/13

5. File No. 121672. Resolution to vacate all public rights-of-way in the area bounded by West Meinecke Avenue, West North Avenue, North 24th Street and North 25th Street, in the **15th Aldermanic District**. This vacation was requested by St. Ann Center for Intergenerational Care to consolidate properties in order to construct a social and medical care facility.

Staff Recommendation: Approve conditionally

By Commr: Stokes

*Condition: submittal of vacation fee

Motion to: Approve conditionally*

Second by: Bloomingdale

Land Division 4/8/13

6. File No. 121555. Resolution approving a final Certified Survey Map for property located at 339 W. Pittsburgh Avenue to subdivide the existing Reed Street Yards parcel and dedication of land for public street purposes, in the **12th Aldermanic District**. This resolution approves a final Certified Survey Map that subdivides the Reed Street Yards, into three lots, one out-lot, and dedicates land for the proposed Freshwater Way public right-of-way.

Staff Recommendation: Approve conditionally

By Commr: Stokes

*Conditions: need sign offs from DPW and Treasury

Motion to: Approve conditionally*

Second by: Jacquart

Meeting Adjourned At: 2:15 PM

By Commissioner: Stokes

Attendance: Gould, Stokes, Najera, Altoro, Bloomingdale, Jacquart

**City Plan Commission
Monday, May 6, 2013
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes**

Zoning - Public Hearing - 1:30 PM 5/6/13

1. File No. 121793. An ordinance relating to the zoning classification of principal-use parking lots in the LB1 local business zoning district. This ordinance changes the use classification of a principal-use parking lot in the LB1 local business zoning district from permitted use to limited use. The limited use standard is that the parking lot must be used exclusively by owners, employees, customers or tenants of a premises that is within 600 feet of the parking lot, and both the parking lot and that premises are under the same ownership.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Stokes

Second by: Gould

Zoning - Public Hearing - 1:35 PM 5/6/13

2. File No. 121382. An ordinance relating to zoning regulations for the raising of crops or livestock.

Staff Recommendation: Refer to staff

Motion to: Close public hearing
Refer to staff

By Commr: Stokes

Second by: Jacquart

Zoning - Public Hearing - 1:40 PM 5/6/13

3. File No. 121762. A substitute ordinance relating to the change in zoning from Industrial Heavy to Detailed Planned Development, for a mixed-use building, on land located on the north side of West Capitol Drive, west of North 31st Street, in the **1st Aldermanic District**. This zoning change was requested by Century City Training Center B, LLC, and would permit construction of a mixed-use building with a school on the first floor and residences on the upper floors.

Staff Recommendation: Approve conditionally

Motion to: Close public hearing
Approve conditionally*

By Commr: Gould

Second by: Stokes

*Traffic impact study needed that includes the current proposal and existing conditions. Includes existing school bus traffic and manufacturing business truck traffic, located across the street from the proposed project.

Zoning - Public Hearing - 1:50 PM 5/6/13

4. File No. 121772. An ordinance relating to the change in zoning from Industrial Heavy to Parks, for a park, on land located on the south side of West Canal Street, generally between South Selig Drive and South 27th Street, in the **8th Aldermanic District**. This zoning change was requested by the Redevelopment Authority of the City of Milwaukee, and would permit development of a park at the former Menomonee Valley Airline Yards site.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Gould
Abstain: Jacquart

Second by: Bloomingdale

Zoning 5/6/13

5. File No. 121763. Resolution relating to a minor modification to a Detailed Planned Development, to permit additional hotel rooms at 1840 North 6th Street, located on the east side of North 6th Street, south of West Reservoir Avenue, in the **6th Aldermanic District**. This minor modification was requested by Jackson Center, LLC, and would permit conversion of meeting room space at Hotel of the Arts into guest rooms, and thus increase the total number of rooms to 81.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Stokes

Second by: Gould

DPW 5/6/13

6. File No. 130023. Resolution authorizing an Intergovernmental Cooperation Agreement with Milwaukee County for realignment of North Granville Road in the vicinity of the Little Menomonee River at 91st Street and to authorize acceptance of a quit claim deed from Milwaukee County to dedicate public right-of-way, in the **5th Aldermanic District**. This Resolution authorizes City entry into an Intergovernmental Cooperation Agreement with Milwaukee County concerning realignment of a portion of North Granville Road, and acceptance from the County of a public right-of-way dedication.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Stokes

Second by: Jacquart

Streets & Alleys 5/6/13

7. File No. 121462. Resolution to vacate a portion of the alley in the block bounded by West Hampton Avenue, West Jeffrey Court, North Lovers Lane Road and North 110th Street, in the **5th Aldermanic District**. This vacation was requested by the Milwaukee Department of Public Works as part of a project by the Wisconsin Department of Transportation to make improvements to the intersection of West Hampton Avenue and North Lovers Lane Road / North Mayfair Road.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Stokes

Second by: Gould

Real Estate 5/6/13

8. Resolution authorizing acceptance of the quit claim deed from Glendale Redevelopment, LLC for a portion of the former Wisconsin and Southern Railroad right-of-way at 320 West Capitol Drive, part of 3521R North Richards Street and the adjoining bridge over West Capitol Drive to dedicate these properties as public right-of-way for a pedestrian and bicycle way and to authorize the City to accept assignment of an access easement to the right-of-way, in the **6th Aldermanic District**. This resolution permits the City of Milwaukee to accept a quit claim deed to acquire property and to dedicate property for public right-of-way for a pedestrian and bicycle way and to accept assignment of an access easement.

Staff Recommendation: Approve
By Commr: Stokes

Motion to: Approve
Second by: Jacquart

Meeting Adjourned At: 3:25 PM

By Commissioner: Stokes

Attendance: Gould, Stokes, Najera, Bloomingdale, Altoro, Jacquart

**City Plan Commission
Monday, June 10, 2013
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes**

Zoning - Public Hearing - 1:30 PM 6/10/13

1. File No. 130054. An ordinance relating to the change in zoning from Two-Family Residential to Local Business, for a mixed-use development, on land located on the east side of North Oakland Avenue, north of East North Avenue, in the **3rd Aldermanic District**. This zoning change was requested by WiRED Properties, and would change the zoning of 2310-12 and 2316-18 North Oakland Avenue to permit a mixed-use, multi-family development on these sites, as well as the property to the south, which is already zoned Local Business.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Gould

Second by: Bloomingdale

Zoning - Public Hearing - 1:40 PM 6/10/13

2. File No. 130094. An ordinance relating to the change in zoning from Two-Family Residential to Local Business on lands located south of West Burnham Street and west of South Winona Lane, in the **12th Aldermanic District**.

Staff Recommendation: Place on file

Motion to: Close public hearing
Hold one cycle

By Commr: Gould

Second by: Bloomingdale

Streets & Alleys 6/10/13

3. File No. 121760. Resolution to vacate the North-South alley in the block bounded by East Clybourn Street, North Jackson Street, East Michigan Street and North Van Buren Street in the **4th Aldermanic District**. This vacation was requested by Lewis Center for the consolidation of lands on the east and west sides of said alley.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Jacquart

Second by: Gould

Real Estate 6/10/13

4. File No. 130150. Resolution approving the Land Disposition Report for the Redevelopment Authority property at 1021(R) West Atkinson Avenue for conveyance to the City of Milwaukee, authorizing the City to accept a quit claim deed for a portion of the adjoining property at 3603 North 10th Street and dedicating these properties as public alley for alley purposes, in the **6th Aldermanic District**.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Gould

Second by: Jacquart

Meeting Adjourned At: 2:10 PM

By Commissioner: Jacquart

Attendance: Gould, Najera, Altoro, Jacquart, Vega-Skeels, Bloomingdale

